

2 Earls Manor Court, Winterbourne, Earls, Salisbury, SP4 6EJ



 Myddelton & Major

We are proud to present

2 Earls Manor Court

Winterbourne, Earls, Salisbury ,SP4 6EJ

A beautifully presented two-bedroom ground floor apartment forming part of the highly sought-after over-55s development, Earls Court Manor, in the desirable Bourne Valley. Occupying a peaceful position within the development, the property benefits from a private terrace and garden, and garage.

- Beautifully presented two-bedroom home in the highly sought-after Earls Manor Court
 - Set In the Bourne Valley and in the heart of the village
 - Cognatum development for over 55 's
- Delightful bright sitting /dining room with door leading out to a private terrace and garden area
 - Two bedrooms, principal bedroom with fitted wardrobes and ensuite wet room
 - Fitted modern shaker style kitchen
 - Modern fitted bathroom
 - Resident Courtyard Manager
 - Generously sized garage
 - Quiet yet convenient position 3.5 miles from the city of Salisbury



The Apartment

Upon entering this well-presented ground floor apartment, you are welcomed by a bright and spacious entrance hall. Immediately to the left is the stylish bathroom, fitted with a large double walk-in shower, wash basin and WC, complemented by attractive wood-effect vinyl flooring.

Opposite the bathroom is a generous storage cupboard with fitted shelving, alongside a separate airing cupboard housing the hot water cylinder, providing excellent practical storage.

Straight ahead, glazed double doors open into an impressive sitting/dining room. This wonderfully light and airy living space enjoys delightful views across the surrounding countryside and features French doors opening onto a private terrace and secluded patio garden, creating the perfect setting for both relaxing and entertaining.

Leading from the living room is the modern galley-style kitchen, fitted with cream Shakerstyle units, a Bosch electric hob and double oven, with space for a washing machine and fridge freezer. A useful serving hatch enhances the layout, while a pleasant outlook over the patio adds to the kitchen's appeal.

Returning to the hallway, the principal bedroom is an excellent-sized double room featuring fitted double wardrobes and its own door providing direct access to the enclosed patio garden. The bedroom also benefits from a contemporary en-suite wet room, combining practicality with modern style.

The second bedroom is another bright and spacious double, enjoying double-glazed windows overlooking the side garden and private garden area. It also features fitted double wardrobes, neutral décor and electric heating, making it an ideal guest bedroom, home office or additional living space.

This exceptional ground floor apartment offers generous internal space, two excellent double bedrooms, private outdoor living and a peaceful countryside setting. Further benefits include a garage and resident estate manager.



Gardens and Grounds

Outside, the property enjoys a delightful private patio garden that feels both secluded and peaceful, while also overlooking attractive communal gardens for residents to enjoy. To the side of the property are beautifully maintained planted areas featuring lavender, climbing roses, mature trees and established shrubs, all enhancing the tranquil setting. Two mature trees provide additional privacy, giving the patio a wonderfully sheltered feel. The communal central garden can be accessed through the archway which is mainly laid to lawn and can be used by all the members at Earls Manor Court.

Location

Winterbourne Earls is a picturesque village in the Bourne Valley, approximately 3.5 miles (5.5 km) northeast of Salisbury in Wiltshire. It forms part of the civil parish of Winterbourne, together with the neighbouring villages of Winterbourne Dauntsey and Winterbourne Gunner. The village sits along the A338, providing convenient access to Salisbury, Amesbury and the A303.

The village is particularly sought after for its combination of rural surroundings and excellent connectivity. Salisbury city centre can be reached in around 10 minutes by car and great bus route offering a comprehensive range of shopping, leisure and cultural facilities, including the renowned Salisbury Cathedral. Salisbury also provides a mainline railway station with direct services to London Waterloo in around 90 minutes, making the area attractive to commuter.

Additional Information

Services:

Mains water and drainage, mains electricity, electric heating.

Tenure:

Over 55's Cognatum development
Leasehold, 115 years from 1996 with (82 remaining)
Annual service charge £8,624

EPC Rating:

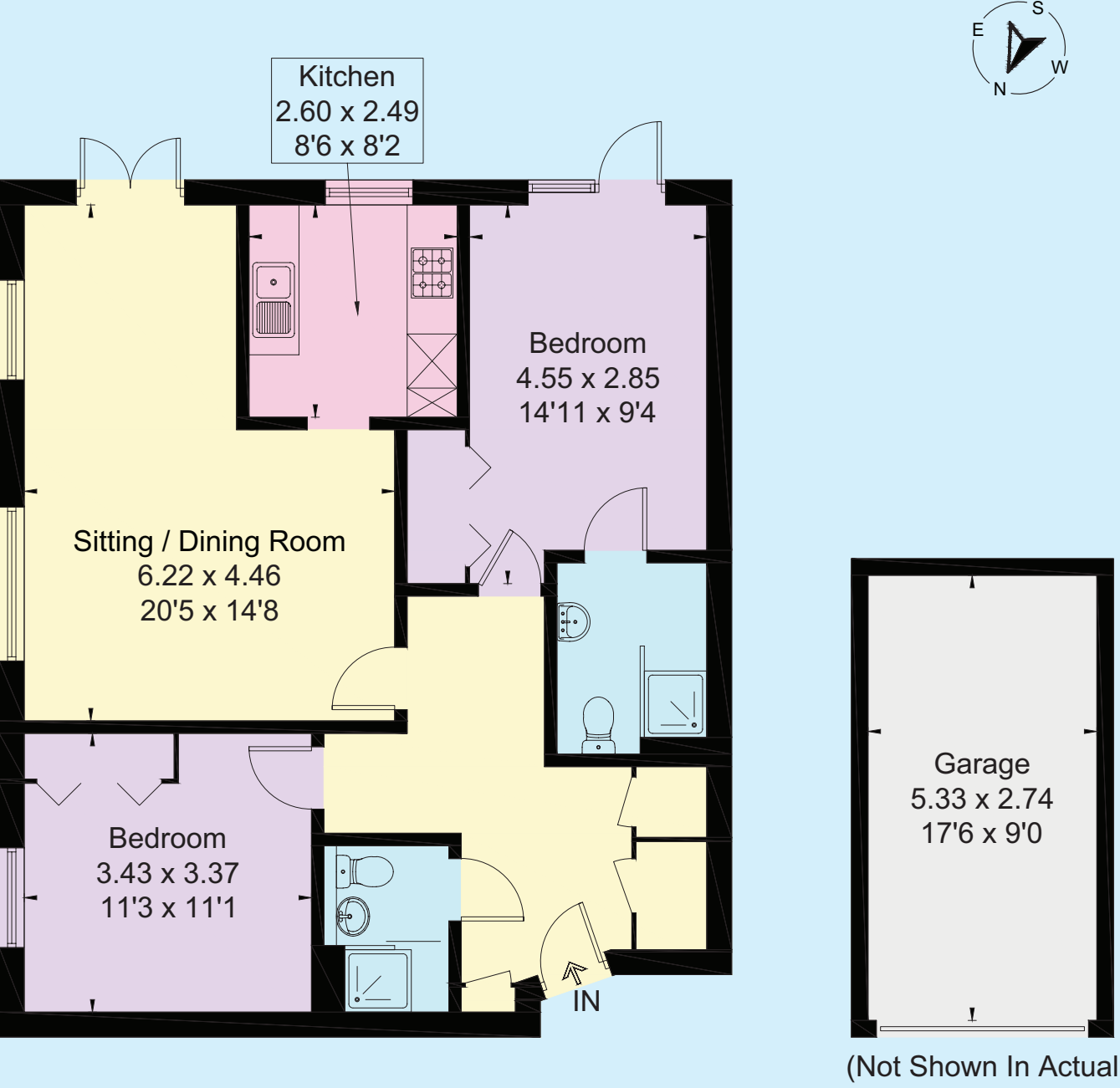
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Council Tax:

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Approximate Floor Area = 78.5 sq m / 845 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 93.2 sq m / 1003 sq ft





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